

Support 1

To Whom It May Concern I am a resident of Parkside Avenue SE10 8PT. Having lived in the area for 1 year, I've seen Sip City become a responsibly managed and valued part of our community. A place I come to after work sometimes and with friends on the weekend. The premises contribute to local safety by maintaining a well-monitored environment and deterring antisocial behavior. I've found the management respectful of neighbors, ensuring noise levels and patron behavior are well-controlled. When leaving the premises we are always told by management to respect their Neighbours. I do not drive and they will often advise us to book our Ubers before leaving the premises to ensure we are not making noise outside the venue. I appreciate the family-friendly atmosphere it brings to the Neighbourhood. I know they have held fun activities for children during the holidays and I have seen families dining in there before. I fully support extending Sip City's opening hours, as this would further benefit the community without compromising safety, order, or quality of life.

Support 2

I live in SE8 5UH, which is just a short stroll from Sip City. Having spent over 20 years in the neighbourhood, I have witnessed Sip City grow into a treasured and well-managed community.

By keeping a closely watched environment and discouraging antisocial behaviour, the property enhances local safety.

The administration, in my experience, is considerate of the neighbours and makes sure that noise levels and customer conduct are kept under control.

I frequent the area and value the secure environment and family-friendly vibe. In order to further benefit the community without sacrificing safety, order, or quality of life, I wholeheartedly endorse Sip City's opening hours being extended.

Support 3

As a resident of the south east area . I am writing to express my support for their application to extend their opening hours.

Having lived in this area for 19 years I have seen Sip City grow into a well-run and responsible establishment. It has become a key part of the neighborhood, adding to the sense of safety and liveliness we enjoy.

I believe extended opening hours for Sip City would benefit the local area while remaining consistent with the following important considerations:

Sip City is responsibly managed, ensuring the premises are safe and orderly for both patrons and others in the area.

I have never experienced or noticed any disturbances caused by the establishment or its customers. Sip City has demonstrated a strong commitment to respecting nearby residents by maintaining appropriate noise levels and customer conduct.

Sip City has created a family-friendly environment, offering seasonal activities for everyone during events like Easter and Christmas. This approach helps ensure the premises remain accessible and welcoming to all.

In light of these points, I fully support Sip City's request for extended opening hours. This change would further enhance their positive impact on the community while maintaining safety and quality of life for local residents.

Support 4

I am a resident of SE8 5UH located a short walk from Sip City. Having lived in the area for practically my whole life, I've seen Sip City become a responsibly managed and valued part of our community.

The premises contribute to local safety by maintaining a well-monitored environment and deterring antisocial behavior. I've found the management respectful of neighbors, ensuring noise levels and patron behavior are well-controlled. As someone who passes by regularly, I appreciate the family-friendly atmosphere and safe surroundings.

I fully support extending Sip City's opening hours, as this would further benefit the community without compromising safety, order, or quality of life.

Objection 1

I am writing to you to make my representation against Sip City Lounge 189 Deptford High Street license extension.

Sip City Lounge was always causing issues in the local community, the establishment was operating against licensed hours having very loud parties for a long time, bringing to the local area chaos, drunkenness, drug usage, noisy loud music, and guests that disrespect local families living in the local area.

The owner of the place never seemed to care about the neighbors and their well-being.

Few months ago Sip City was trying to extend their license but luckily was refused, and I don't see a reason why they should get their license extended this time.

This is my official representation, and please do not hesitate to get in touch if you need any more information.

Objection 2

In March 2024, SipCity applied for a later licence, which was denied because of the nuisance they have caused during their current hours. Further, because of the highly residential nature of the area, Lewisham Council has designated the area around Deptford High Street as a Local Hub - which means that all patrons should be dispersed by 11 pm Sunday - Thursday and midnight Friday and Saturday. This has not changed since March.

1. History of Public Nuisance

Another critical factor is that though SipCity has outlined several points about how they will ameliorate noise emanating from the premises, since their last application, there have been several

occasions where they have made a noise nuisance. Below are the complaints I have made since March 2024.

11/5/24 — reported online and via email to licensing and police

15/5/24 — reported online and via email to licensing and police

7/6/24 — online, called police, and via email to licensing and police (there was fighting outside the premises and no security)

24/07/24 — reported online and email with photos — noise beyond 2300

9/9/24 — reported online and via email loud music, outside disturbance, car parking (with video)

I was away for a few weeks in August 2024, so I could not report any disturbance.

Indeed, this demonstrates the owner's lack of good faith in being considerate neighbours; whether or not they had a temporary event licence on the above dates, they did not adhere to licensing conditions regarding noise nuisance.

2. Prevention of Public Nuisance

Noise Nuisance - Deptford High Street and the surrounding area has a very high density of residential properties, and 189 Deptford High Street is surrounded by residents on all sides and above (please see attached image). Hundreds of residents are affected by Sip City, and an extended licence will make life intolerable. I have lived on Deptford High Street for nearly 35 years, and it is not a busy high street at night, as a general rule. However, on the nights that Sip City has events, there is a great deal of noise from people coming and going, shouting at one another, starting their vehicles and blasting radios. The current application mentions instructing patrons to leave quietly, but since SipCity has been on the High Street, I have seen no effort to calm the crowds coming and going from the premises. Nothing has changed in how they operate or how patrons block the pavement with their cars, play their radios loudly, shout, etc.

We are also disrupted by the music coming from Sip City. While it is less so during the winter, every time the door is opened and closed, it is noisy. In the summer, when our windows open, Sip City also has its doors open, making things worse. There are no double doors or a foyer to help to contain the noise within the premises. I have never seen any security people on the door, and there are often several people loitering outside.

Parking and Blocking Access - Whenever Sip City has an event, cars are parked on both sides of the street and pavements. There is no parking control on Deptford High Street at night, so this causes a significant safety risk. Often, I can not walk on the east side of Deptford High Street between Lamberton Street and St Paul's Church (sometimes further south), and the situation is similar on the west side. Cars block entrances to people's flats and often block access to side streets — including Albury Street and Mary Ann Gardens. Not only is this a hazard to pedestrians, but it is also a serious concern for emergency vehicles getting to residents in need. Right at the end of Mary Ann Gardens and Albury Street is a block of sheltered accommodation flats and emergency services, and carers need access more frequently.

3. Protecting Children from harm

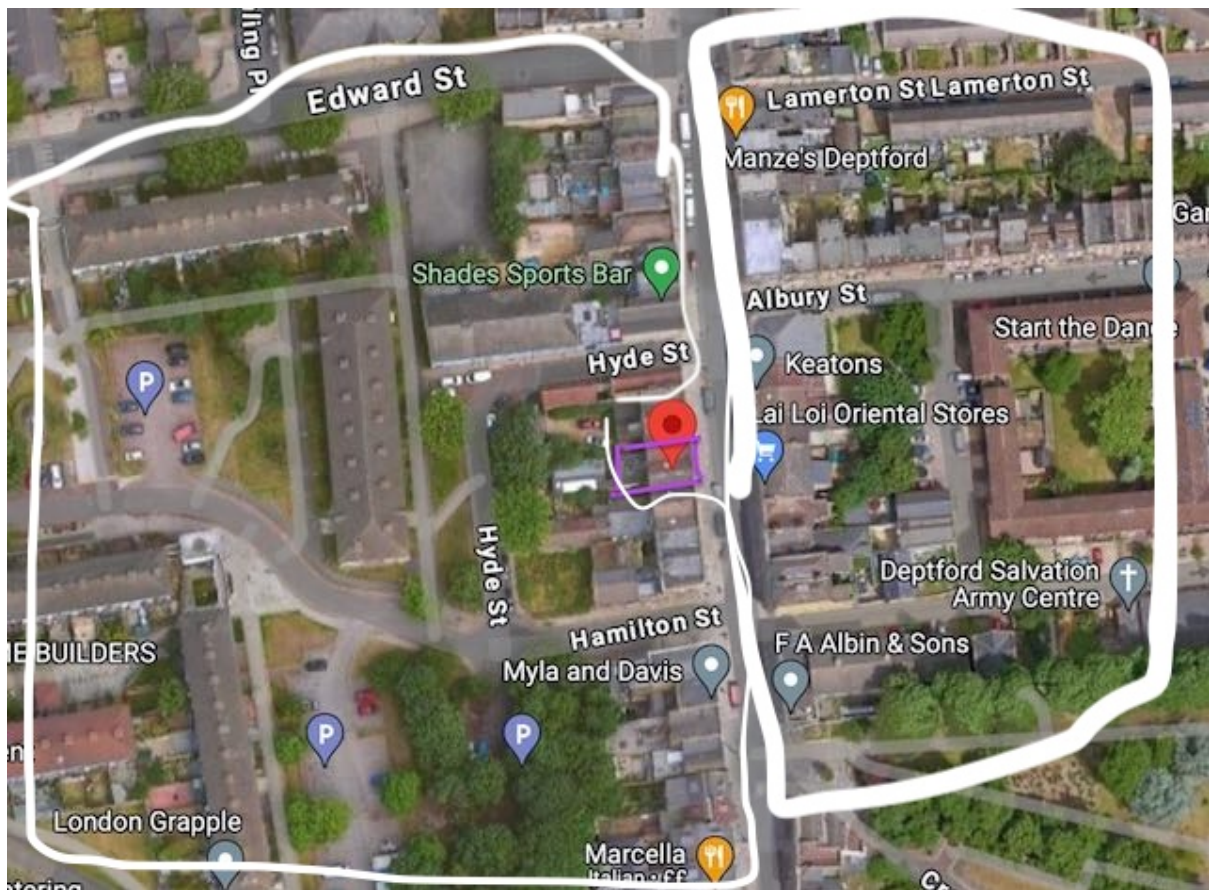
Many of us have large flats with families, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Sip City has a late licence, this will disrupt their sleep and schooling.

4. Lewisham Strategy for Local Hubs

According to the latest Five Year Strategy document on the Lewisham Website, the Deptford High Street Area has been designated as a Local Hub. As such, licenced premises should be closed by 11 pm, Sunday through Thursday and 12 am on Friday and Saturday. Given the density of the residential population in this area, I see no reason that Sip City should be an exception to this policy. Further, I understand that Lewisham Council is actively trying to curtail night-time drinking in Giffin Square and Douglas Way. I can only see a late-running club exacerbating the problem of public drinking on the High Street, as when this club closes, the patrons can move south on Deptford High Street to continue their evening out. While sometimes exceptions might be made, they should be in exceptional circumstances and not for a club that does not seem to take on board its responsibility to the community — in an area full of residential properties.

5. Planning

I would also point out that the licencing application mentions that the premises has an addition at the back. I know this isn't a licencing issue, per se, but on the Lewisham Planning database, no planning permission has been sought or approved for this addition. Indeed, in the last few years, planning permission was denied for an addition at the back. While this is a matter for planning, it denotes a lack of good faith in dealing with neighbours and Council regulations.



Objection 3

I would like to register my objection to the application for a new premises license at Sip City Lounge, 189 Deptford High Street, London, SE8 3NT as I believe it will compromise the following licensing objectives:

1. Prevention of public nuisance
2. Protection of children

1. Prevention of Public Nuisance

The application requests the permission to sell alcohol, show films and play recorded music; Sundays to Wednesdays until midnight and Thursdays to Saturdays until 1am.

Only seven months ago, the same premises was refused a license variation for the same activities but with a terminal hour of 02:00 hours Thursdays to Saturdays; the Decision Notice stating that *'The Committee was not satisfied that the Applicant was upholding the licensing objectives, particularly public nuisance, in the way that it had been managing the Premises since they took over ownership'*. The evidence of poor management and disregard for the licensing objectives presented at the Hearing was such that the Committee specifically stated that even terminal hours of midnight Thursday - Saturday (the preferred hours for public houses in accordance with Lewisham's Statement of Licensing Policy, paragraph 15.7) *'would not uphold the licensing objectives to prevent public nuisance'*. This meant any variation to their current license was entirely refused. And this was just seven months ago.

Receiving this new application, the question that must be asked is whether or not the applicant has proven to learn from this refusal; is there evidence of improved professionalism and a higher regard for neighbours and for the licensing objectives? Unfortunately for residents, the interim has proven otherwise, with irregular parties taking place with frankly shocking levels of noise. The videos were taken at around 10:30 on a **Sunday** night, (the second video is from within one of the flats to the rear of venue). When a female friend went to the venue that evening to complain, she received an aggressive response from the owner - making a mockery of the license condition for the business to provide a telephone number for residents to call to bring any problems to the managers attention.

It seems to me that the only qualitative difference between this application and the last is that the applicant has paid a fee to a professional license agent to create their application. I would humbly suggest that before being granted any variation to their license, the applicant needs to first prove to both Lewisham and to their neighbours that they can operate professionally and successfully uphold the Licensing Objectives without breach. Until that time, why should intentions made via paid agents be trusted?

2. Protection of Children

Over the last ten years I have witnessed an ever increasing number of families with children occupy dwellings on Deptford High Street and its immediate vicinity. Loss of sleep caused by noise nuisance during night hours presents an obvious risk to the health of children. When you also consider that Deptford is one of the most socially deprived areas in the country, it makes it all the more important to uphold basic living standards.

Context

I have lived on Deptford High Street as a near neighbour of the premises in question for twenty five years and greatly appreciate the diversity of cultures that Deptford is renowned for. The fundamental quality that lies at the heart of this success is the fact that the high street provides both retail and residential amenity - the architecture, of the buildings and of the road itself (too narrow to be a thoroughfare) bringing everyone into close proximity. I believe it is this intimacy between

commercial and residential that has, over many generations, created a flourishing community that is truly interdependent - a boon to an area which by many accounts is economically deprived. It is a great place to live and it is a great place to work. This success requires a sympathetic relationship between residents and business owners, and business owners and residents. Late night alcohol licences, unless managed with great sensitivity to the needs of neighbouring residents, risk upsetting this balance due to the simple but grave reality that noise nuisance during the night has severe and detrimental effects on the basic standards of living of residents. Regardless of the rights of those individual residents (many of whom established their homes on the High Street many years before the businesses in question arrived) my great fear is that this degrading of residential amenity could in turn unbalance the commercial/residential dynamic and upset the integrity of the community spirit that Deptford is renowned for. Lewisham Licensing understood this when they changed Deptford's designation from District Hub to Local Hub for their most recent Statement of Licensing Policy.

Objection 4

I am writing to object to the New Licencing application for SipCity at 189 Deptford High Street SE8 3NT

History of Public Nuisance. Many of us in the area have already made complaints about Sip city. I myself have called the police and the council twice to complain about them.

2. Prevention of Public Nuisance

Deptford High Street and the surrounding area have a high density of residential properties, and 189 Deptford High Street is surrounded by residents on all sides and above. Hundreds of residents are affected by Sip City. Deptford High Street and the area behind are generally not noisy in the evening; however, on the nights that Sip City has events, there is a great deal of noise from people coming and going, shouting at one another, starting their vehicles and blasting radios. When music is played, it is very disruptive for those around the back of the Club.

The current application says that it will instruct patrons to leave quietly, but since SipCity has been on the High Street, there has been no effort to calm the crowds coming and going from the premises. Nothing has changed in how they operate or how patrons block the pavement with their cars, play their radios loudly, shout, etc.

3. Protecting Children from harm

Many of us have families, and noise nuisances are not resolved quickly. School-age children need uninterrupted sleep, and if Sip City has a late licence, this will disrupt their sleep and schooling.

4. Lewisham Strategy for Local Hubs

According to the latest Five Year Strategy document on the Lewisham Website, the Deptford High Street Area has been designated a Local Hub. This means premises should be closed by 11 pm, Sunday through Thursday and midnight on Friday and Saturday. Given the density of the residential

population in this area, I see no reason that Sip City should be an exception to this policy.

Objection 5

I would like to object to the current licence application at SipCity at 189 Deptford High Street SE8 3NT

1. Public Nuisance

Within the area surrounding the subject site, there are a great number of residential properties both to the rear and along Deptford High Street itself - the High Street has been characterised as a residential street above a commercial street - both need to exist in harmony. The residential area behind the site is generally not noisy in the evenings, indeed even the High Street is generally fairly quiet - it is not a favoured through route for commercial traffic, no busses run up and down the road. On the nights that Sip City has events however, there is a great deal of noise all evening and into the night from people coming and going, slamming doors, starting their cars (and car stereos), together with raised voices etc, its extremely disturbing to residents. There is often barely enough room to walk on the pavements because cars of visitors are parked right across the space - there is no parking control at these times at night.

To the rear, events spill out into the garden - my understanding is that this use is in direct contravention of a recent application for change of use which was recently a. refused by LBL (Planning Ref; DC/21/121171) and b. was denied at appeal (Appeal Ref: APP/C5690/W/21/3287671). In their conclusion, amongst other issues, the appeal inspector raised serious concerns about nuisance to surrounding residents. Whilst it is understood that this is not a planning application, the matters raised by LBL planning department which were supported by the planning inspectorate, are still applicable - in order for the council to remain credible, the opinion between LBL's departments surely must be consistent?

2. Protecting Children from harm

Many of the families living close to the site have children and complain that the disturbance already being suffered as a cause of the nightclub activities are keeping their kids awake into the early hours and that as a cause of this, their children's performance at school is being adversely effected. If the operational hours are even further extended as is proposed, this will greatly worsen the problem.

3. Lewisham Licensing Strategy

The status of the High Street as a 'Local Hub' as defined by LBL could be eroded by this consent.

4. Conclusion

Whilst I do not live closely enough to be directly effected by the late opening of SipCity however I am greatly concerned that, granting longer trading hours, this would set a precedence for other establishments to follow suit - as an example, a similar application (AJAA - which is close to where I live) was recently turned down following a Licence Hearing and for very similar reasons - I would expect them and others to apply for (and probably be granted) late licensing following the approval of SipCity's application.

A similar application was submitted and refused back in April last year - I would ask what has changed since then that would allow LBL to even consider granting this application?

Objection 6

I would like to register my objection to this application on the following grounds:

- Prevention of public nuisance
- Protection of children
- Prevention of crime and disorder

1. Prevention of public nuisance

My home is at the rear of the property, and I have experienced regular disturbance from noise created by events in the rear garden of Sip City. I raised these problems in my representation to the licensing committee earlier this year, when the applicant sought an extended licence for the premises. There has been no improvement in the situation since that time, despite many neighbours raising it as an objection.

My personal circumstances mean that I am away from home more often now, but even so I have had cause to submit two complaints to the licensing team since the last licence hearing, relating to events that took place on June 6th and September 8th. I have copies of those complaints and the subsequent correspondence which I am able to provide on request.

On the first occasion I went to the premises to raise it with the manager, and was met by an aggressive response and accusations of racism that made me feel very uncomfortable and concerned for my own personal safety. This exchange was witnessed by a neighbour who was also concerned on my behalf.

The manager's understanding of his responsibilities to neighbours seemed to be that it didn't matter how much noise they made as long as it stopped at 11pm.

The rear garden of the property is used as a lounge and it is covered by a wooden roof structure with sliding panels. The panels can be moved to allow the roof to be opened and shisha to be used in this area. A planning application in 2022 to build the structure and use the rear garden for licensable activities and as a shisha lounge was refused by the council on a number of grounds. Moreover, the applicant's appeal against this decision was dismissed by the planning inspectorate on 8 September 2022. I understand that planning and licensing are separate issues and I mention this simply for completeness. Should planning enforcement result in the demolition of this structure, it would remove whatever sound insulation may be currently present.

Amplified music is played in the rear yard and DJs use microphones for calling. The volume of both these activities is extremely variable and does not seem to be controlled with neighbours in mind. Often the volume increases towards the end of the night. Such disturbance is as likely to happen on Sunday evenings as any other night of the week.

Many of the venue's patrons arrive by private car, parking along the high street and in the car parks in our housing estate, where enforcement patrols in the evening are rare. Once patrons have left the venue they often hang around before dispersing, causing further noise nuisance by slamming car doors, revving engines, chatting, shouting and so on. The dispersal policy proposed by the venue makes no mention of managing potential nuisance from this source, and makes an erroneous assumption that most people will

use trains for their homeward journey (the last train from Deptford to London Bridge is 00.13 and the last one to Dartford is 00.37), undermining the usefulness of the document.

2. Protection of children

Many of the residents in my block have children of school age, and our bedrooms face towards the rear of the premises. Granting a longer licence with the potential for regular noise disturbance in extended hours will have a negative impact on these children in terms of disturbing their home life, causing loss of sleep and a subsequent reduction in their attention span at school.

3. Prevention of crime and disorder

Arguments and fights between patrons after they have left the venue have been witnessed (and reported) by neighbours. Granting a longer licence would only exacerbate this situation.

I also offer my own experience of visiting the venue to complain about the noise, as an example of how I felt intimidated and my personal safety compromised. I would certainly be unwilling to call the manager in the event of any problems, so a dedicated phone number for neighbours would not resolve this problem.

Additional comments: reporting issues.

Despite claims at the last licensing hearing that the venue seeks to consider its neighbours, our experience since has been quite the opposite. Unfortunately we have also found the process of reporting breaches to be very confusing and the council's response variable.

Out of hours response tends to operate on 'peak' nights only, whereas we are as likely to suffer noise on a Sunday night as we are on a Friday – and the impact of that disturbance is greater.

Out of hours response also seems to be focussed on measuring noise from within an individual's premises, which is not always helpful. Residents may prefer to stick ear plugs in and try to get some sleep rather than wait up for a possible call back and then wait even longer for a subsequent visit, by which time the noise may have ceased.

Officers place significant weight on residents filling in a noise diary over a period of time before they take any action. This no doubt makes it easier for officers but in my case, for example, as I am not always at home, so it would present an inaccurate picture of the situation. It is also open to abuse – how do officers subsequently assess noise diaries six months later and how are they able to confirm the accuracy of the entries?

We believe it is more helpful to submit individual reports and clear evidence (videos and audio recordings of noise problems, fights, opening beyond licensed hours etc) by email so that we can promptly and clearly explain the situation without being constrained by a spreadsheet. If neighbours are to regain confidence in the licensing enforcement and the council's safer communities service, officers must find a way of accommodating this

evidence and not forcing complainants to use a system that is inflexible and its oversight and purpose unclear.